

## **Minutes of the Plan Commission – Town of Spring Green**

January 9, 2018 - Spring Green Town Hall, E4411 Kennedy Road, Spring Green, WI 53588

**Attendees:** Terry Prem, Mary and Stephen Peterzak

**1. Meeting called to order by lausly at 7:00 pm.**

**2. Roll call** Plan Commission members present: Fred Iausly, Nate Robson, Carla Carmody, Michelle Thomas, Kolby Hirth; excused: none; absent: none

**3. Iausly attested that proper public notice had been made.**

**4. Motion approving minutes for the November 14, 2017 meeting by Thomas, seconded by Carmody. Motion carried.**

**5. Motion approving agenda as posted by Robson, seconded by Carmody. Motion carried.**

**6. Updates & Communications:**

- **Broadband grant application**

The Broadband committee will submit an application, by the end of this month (January 25 deadline), to the Public Service Commission for the second round of fiscal year 2018 Broadband Expansion grants. Funding outcomes should be announced in early March. The application is a 50/50 (applicant/grant) cost share with Reedsburg Utility included in a portion of our cost share and has a 2 year implementation plan. Some definitions have changed since the previous call for applications. In the past, applicants received priority credit for serving an area that did not have any broadband provider offering service at a speed of 25 Mbps down / 3 Mbps up. With the 2017-19 budget, an unserved area now means an area with no broadband provider offering a service of least 5 Mbps down / 600 Kbps up; underserved means an area is serviced by fewer than 2 service providers. The Ivy Lane and Ruetten Road neighborhoods are currently serviced by Charter, which may challenge the application; but the application documents the outstanding need in the Wismar, Pinelands, Beau Riverain, Jones Road neighborhoods and remaining Town areas.

- **PSC approved the ATC application for Boscobel to Lone Rock segment**

Robson reported that the application to rebuild this portion of the existing line was approved, and will involve helicopter usage for borings and pole replacement. Hirth noted that this is an agenda item on the upcoming Lower Wisconsin State Riverway Board meeting (Thurs. Jan 11, 2018, 5 pm, Muscoda).

**7. Business Items:**

**a. CSM: preliminary consultation with Marty Prem for proposed combination of parcels 032-0934-00000 and 032-0933-00000 at E5028 US Highway 14**

Terry Prem provided a preliminary site plan (attached) showing the existing building with the proposed addition for a freezer area and a proposed second

building with a connecting walkway with a firewall. The new building will have retail space at highway frontage. Thomas inquired about servicing from the Prairie Sanitary District (PSD). Prem explained that all slaughtering waste is collected and disposed via a private firm, so clean water would be the only influent to the PSD. Iausly explained the next step is the conditional use permit consideration at the January 17 JEZC meeting and if the rezone is approved after public hearing, then the Plan Commission can consider a final CSM at its February meeting.

**b. Comprehensive Plan update**

Members reviewed the updated working document provided by Iausly on Elements 1-6. Iausly will incorporate modifications/updates and e-mail a new working document prior to the next meeting.

**8. Public comment:**

At 7:55 pm Iausly offered, and the members agreed, to move public comment forward so as to accommodate the Peterzaks. Mary Peterzak spoke expressing displeasure with meeting minutes of the Oct 24 special meeting and Oct 21 site visit. Peterzak said she believes: the dialog noted between herself and Hirth in the Oct 24 meeting should be in the minutes of the Oct 21 site visit; the Oct 21 minutes should reflect advice by Iausly that an attorney may be needed; the Oct 24 minutes should reflect Iausly advised if their homes are destroyed, they cannot rebuild; the Oct 24 minutes should reflect a statement that their permit is denied.

It was explained that the minutes of both the special meeting and site visit had been reviewed and approved by the commissioners in attendance; however, their concerns would be noted in the minutes of this meeting.

It was also explained that the special meeting clarified that ordinance requires a driveway permit prior to issuance of a building permit and that, for this site, a recorded shared driveway agreement between all affected parties would also be needed. An attendee had inquired if they each need to hire an attorney, to which Iausly responded it might not be a bad idea so all parties' interests are represented, but the choice for moving forward is with them.

Commissioners attempted to explain that neither Iausly nor the full commission has authority to deny a permit application and, to date, there is no completed permit application, which would start the review process.

The Peterzaks left at 8:00 pm without further dialog.

**9. Next Meeting Date:** February 13, 2018 at 7:00 pm

**10. Adjournment:** Motion to adjourn by Carmody, seconded by Robson at 9:11 pm. Motion carried.

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(Kolby Hirth, Secretary)

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(Fred Iausly, Chairperson)